

<p align="center">Buffalo, New York Brownfields Pilot Site Profile Graphic Controls Site</p>		
<p>U.S. EPA, Region 2 290 Broadway New York, New York</p>	<p align="right">March 2002</p>	

1. Site Information

Site Name: Graphic Controls Site

Site Location/Address: 487-503 and 541-543 Seneca Street; 479 and 489 Alabama Street; and 400 and 450-550 Exchange Street
 Buffalo, New York

Site Acreage: 10.3 acres

Zoning (Federal, EC/EZ, State or Local): Local light manufacturing

Site Description and Current Ownership (*what is on the site currently; what activities occurred there; who owns the site?*): This site consists of nine contiguous properties owned by different entities. The Buffalo Urban Renewal Agency (BURA) and the City of Buffalo are currently in the process of acquiring all of the parcels. Phase I assessments were conducted on all parcels between late 1997 and early 1998 and funded primarily by the City with EPA Pilot assistance (see below). Phase II assessments and limited due diligence sampling conducted at several sites has been funded by the City.

Site History and Past Ownership (*what type of business was on the site; what was the site used for; who were the past owners?*): Several contiguous properties were are a former rail yard with warehouses built during the early 1900s. Another portion of the the site is currently used for recycling industrial electrical parts leading to concerns about potential polychlorinated biphenyl (PCB) contamination.

Planned Reuse: A portion of the site was redeveloped and occupied by the 230,000-square foot Graphic Controls facility. Other portions of the site will be used for a possible expansion of the Graphic Controls facility.

Communities/Groups Involvement: Common Council for City of Buffalo

2. Phase I

Site Assessment Started: € Yes ~ No Date: June 1997

Site Assessment Completed: € Yes ~ No Date: March 1998

Funded By: € Local (City) ~ Local (County) ~ Private ~ State € EPA Pilot
 ~ Other Federal ~ Prior to Pilot

Amount Funded:\$7,740

Additional information concerning funding: Funded by City (\$6,440) and EPA Pilot (\$1,300).

3. Phase II

Site Assessment Started: € Yes ~ No Date: 1999

Site Assessment Completed: ~ Yes € No Date:

Funded By: € Local (City) ~ Local (County) ~ Private ~ State € EPA Pilot
 ~ Other Federal ~ Prior to Pilot

Amount Funded:\$ 131,860

Additional information concerning funding: The majority of Phase II funding has been provided by the City (\$111,860). Completion of the Phase II work will be funded by the Pilot at an estimated cost of \$20,000.

4. Phase III (includes remedial plan)

Site Assessment Started: € Yes ~ No Date:

Site Assessment Completed: € Yes ~ No Date:

Funded By: ~ Local (City) ~ Local (County) ~ Private ~ State € EPA Pilot
 ~ Other Federal ~ Prior to Pilot

Amount Funded:\$ 20,000

Additional information concerning funding:

5. Cleanup Required

Is Cleanup Required? € Yes ~ No

6. Contaminants

Contaminants: Indicate if contaminants have been found in the property/parcel. If analysis has not been conducted or results are not yet available please check undetermined (Und.). If media (e.g., surface water) is not found in the property please check not applicable (N/A). List known contaminants in the space provided.

Media	Yes, No, Und., N/A	Contaminants
Soil/Sediments	Yes	Polynuclear aromatic hydrocarbons, polychlorinated biphenyls (PCB)

Media	Yes, No, Und., N/A	Contaminants
Groundwater	No	
Surface Water	N/A	
Building	No	PCBs, asbestos
Other: Various	Yes	Drums (two containing hazardous waste) and construction debris

7. Cleanup Activities

Cleanup Activities Started? € Yes ~ No Date: 1998/1999

Cleanup Activities Complete? ~ Yes € No Date:

Funded By: € Local (City) ~ Local (County) ~ Private ~ State ~ Other Federal

Amount Funded:\$_____

Additional information concerning funding: This ongoing cleanup is funded by the City of Buffalo.

8. Redevelopment Dollars

Redevelopment Started? € Yes ~ No Date: May 1999

Funded By: ~ Local (City) ~ Local (County) € Private € State ~ Other Federal

Amount Funded:\$ 16 million

Additional information concerning funding:

Briefly describe redevelopment on the site: A portion of the site has already been developed for the Graphic Controls facility with the assistance of tax breaks. The rest of the site is being considered for redevelopment of a variety of manufacturing, storage, and office facilities including possible expansion of the adjacent Graphic Controls manufacturing facility. Further redevelopment will be funded through public/private partnerships.

9. Jobs Created

Construction/Cleanup Jobs (temporary):

Redevelopment Jobs (full or part time): 313